

2013 LaGrange County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in LaGrange County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in LaGrange County.

| | Average Change in Tax Bill, All Property | Total Levy, All Units | Certified Net Assessed Value | Tax Cap Credits % of Levy |
|--------|---|-----------------------|---------------------------------|------------------------------|
| 2013 | -1.2% | \$25,053,139 | \$1,878,639,600 | 0.9% |
| Change | | 2.5% | -1.1% | |
| 2012 | 3.8% | \$24,437,800 | \$1,899,705,823 | 1.1% |

Comparable Homestead Property Tax Changes in LaGrange County

The total tax bill for all taxpayers in LaGrange County decreased by 1.2% in 2013. A 2.5% increase in the levy was offset by an increase in property tax credits funded by local income taxes. A large decrease in assessed value in tax increment finance districts also reduced net tax bills. In this reassessment year, certified net assessed value decreased by 1.1%. Tax cap credits as a percent of the levy were nearly unchanged, falling from 1.1% in 2012 to 0.9% in 2013.

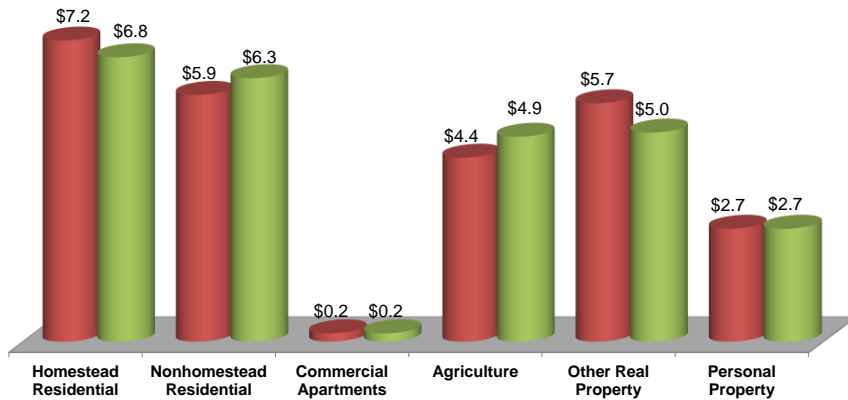
LaGrange County homeowners experienced a 3.1% decrease in property tax bills in 2013. This was due to an increase in local property tax credits and a decline in homestead net assessed value, which more than offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

| | 2012 to 2013 | |
|------------------------------------|-------------------------|---------------------|
| | Number of Homesteads | % Share of Total |
| Summary Change in Tax Bill | | |
| Higher Tax Bill | 3,262 | 38.9% |
| No Change | 77 | 0.9% |
| Lower Tax Bill | 5,050 | 60.2% |
| Average Change in Tax Bill | -3.1% | |
| Detailed Change in Tax Bill | | |
| 20% or More | 990 | 11.8% |
| 10% to 19% | 623 | 7.4% |
| 1% to 9% | 1,649 | 19.7% |
| -1% to 1% | 77 | 0.9% |
| -1% to -9% | 2,333 | 27.8% |
| -10% to -19% | 1,767 | 21.1% |
| -20% or More | 950 | 11.3% |
| Total | 8,389 | 100.0% |

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$26.1 ■ 2013 - Total \$25.9



In LaGrange County net property taxes were mainly divided among business (other real and personal), homestead, and nonhomestead residential (small rentals and second homes) property owners in 2013. Total net property taxes decreased 1.2%, compared to an average 2.1% increase statewide. Agriculture saw the biggest percentage increase, while business real net taxes decreased by the largest percentage.

Property tax rates increased in 16 of 19 LaGrange County tax districts in 2013. The average tax rate rose by 3.7% because of a levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in LaGrange County increased by 2.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in LaGrange County are included in a later table.

| Property Type | Gross AV Pay 2012 | Gross AV Pay 2013 | Gross AV Change | Net AV Pay 2012 | Net AV Pay 2013 | Net AV Change |
|------------------------|------------------------|------------------------|-----------------|------------------------|------------------------|---------------|
| Homesteads | \$1,387,838,372 | \$1,313,085,640 | -5.4% | \$639,089,747 | \$600,071,074 | -6.1% |
| Other Residential | 532,678,100 | 536,529,400 | 0.7% | 530,761,068 | 533,919,579 | 0.6% |
| Ag Business/Land | 383,788,308 | 420,657,150 | 9.6% | 382,707,062 | 419,598,234 | 9.6% |
| Business Real/Personal | 549,651,250 | 508,252,474 | -7.5% | 469,324,571 | 431,580,336 | -8.0% |
| Total | \$2,853,956,030 | \$2,778,524,664 | -2.6% | \$2,021,882,448 | \$1,985,169,223 | -1.8% |

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

LaGrange County's total billed net assessed value decreased by 1.8% in 2013. Declines in homestead and business assessments were the main reasons. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

| Tax Cap Category | 2012 | 2013 | Difference | % Change |
|------------------|------------------|------------------|------------------|---------------|
| 1% | \$29,018 | \$9,215 | -\$19,803 | -68.2% |
| 2% | 214,943 | 225,747 | 10,804 | 5.0% |
| 3% | 42,453 | 0 | -42,453 | -100.0% |
| Elderly | 10,974 | 15,440 | 4,466 | 40.7% |
| Total | \$297,388 | \$250,402 | -\$46,986 | -15.8% |
| % of Levy | 1.1% | 0.9% | | |

Total tax cap credits in LaGrange County were \$250,402, which was only 0.9% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. LaGrange County's average tax rate was much less

than the median rate statewide. Most of the tax cap credits in LaGrange County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in LaGrange County decreased \$46,986 between 2012 and 2013. Credits as a share of the total levy fell from 1.1% in 2012 to 0.9% in 2013.

LaGrange County Levy Comparison by Taxing Unit

| Taxing Unit | | | | | | % Change | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------|-------------|-------------|-------------|
| | 2009 | 2010 | 2011 | 2012 | 2013 | 2009 - 2010 | 2010 - 2011 | 2011 - 2012 | 2012 - 2013 |
| County Total | 23,103,330 | 23,138,574 | 23,468,727 | 24,437,800 | 25,053,139 | 0.2% | 1.4% | 4.1% | 2.5% |
| LaGrange County | 5,123,430 | 5,010,886 | 5,140,402 | 6,464,700 | 6,620,326 | -2.2% | 2.6% | 25.8% | 2.4% |
| Bloomfield Township | 94,549 | 97,750 | 98,943 | 94,093 | 103,467 | 3.4% | 1.2% | -4.9% | 10.0% |
| Clay Township | 77,148 | 79,015 | 80,440 | 81,295 | 82,378 | 2.4% | 1.8% | 1.1% | 1.3% |
| Clearspring Township | 53,363 | 54,008 | 53,993 | 54,122 | 55,294 | 1.2% | 0.0% | 0.2% | 2.2% |
| Eden Township | 60,308 | 61,930 | 62,396 | 62,668 | 64,224 | 2.7% | 0.8% | 0.4% | 2.5% |
| Greenfield Township | 27,848 | 28,802 | 28,878 | 28,614 | 30,212 | 3.4% | 0.3% | -0.9% | 5.6% |
| Johnson Township | 112,695 | 115,125 | 117,452 | 119,668 | 118,928 | 2.2% | 2.0% | 1.9% | -0.6% |
| Lima Township | 73,952 | 73,150 | 73,266 | 74,019 | 74,636 | -1.1% | 0.2% | 1.0% | 0.8% |
| Milford Township | 59,257 | 61,322 | 61,256 | 63,561 | 64,346 | 3.5% | -0.1% | 3.8% | 1.2% |
| Newbury Township | 127,051 | 126,658 | 85,619 | 86,687 | 4,798 | -0.3% | -32.4% | 1.2% | -94.5% |
| Springfield Township | 20,717 | 21,425 | 21,433 | 22,220 | 22,457 | 3.4% | 0.0% | 3.7% | 1.1% |
| Van Buren Township | 44,515 | 45,733 | 45,150 | 45,379 | 45,262 | 2.7% | -1.3% | 0.5% | -0.3% |
| LaGrange Civil Town | 988,172 | 1,026,828 | 1,052,544 | 1,086,390 | 1,098,479 | 3.9% | 2.5% | 3.2% | 1.1% |
| Shipshewana Civil Town | 705,285 | 732,884 | 756,434 | 779,771 | 782,863 | 3.9% | 3.2% | 3.1% | 0.4% |
| Topeka Civil Town | 751,411 | 744,983 | 800,051 | 830,792 | 837,720 | -0.9% | 7.4% | 3.8% | 0.8% |
| Wolcottville Civil Town | 127,225 | 133,486 | 139,865 | 141,041 | 141,230 | 4.9% | 4.8% | 0.8% | 0.1% |
| Prairie Heights Community School Corp | 1,833,057 | 1,738,027 | 1,608,915 | 1,546,154 | 1,634,275 | -5.2% | -7.4% | -3.9% | 5.7% |
| Westview School Corp | 7,250,174 | 6,888,774 | 7,107,704 | 6,778,435 | 7,245,766 | -5.0% | 3.2% | -4.6% | 6.9% |
| Lakeland School Corp | 4,807,885 | 4,673,143 | 4,934,497 | 4,746,498 | 4,790,334 | -2.8% | 5.6% | -3.8% | 0.9% |
| LaGrange County Public Library | 518,828 | 1,225,725 | 982,421 | 1,105,628 | 1,006,950 | 136.2% | -19.8% | 12.5% | -8.9% |
| Northeast Indiana Solid Waste Mgmt Dist | 186,931 | 198,920 | 217,068 | 226,065 | 229,194 | 6.4% | 9.1% | 4.1% | 1.4% |
| LaGrange Town Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | -100.0% | | | |
| Shipshewana Redevelopment Comm | 59,529 | 0 | 0 | 0 | 0 | | | | |
| LaGrange County Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | | | | |
| Topeka Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | | | | |

LaGrange County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

| | | | Credit Rates | | | | | | Net Tax Rate, Homesteads |
|--------|----------------------------------|----------|--------------|-------------------|--------------------|----------------------|-------------------|---------------------|-----------------------------|
| Dist # | Taxing District | Tax Rate | LOIT PTRC | COIT Homestead | CEDIT Homestead | CEDIT Residential | LOIT Homestead | LOIT Residential | |
| 44001 | Bloomfield Township | 1.1340 | -- | -- | 12.4231% | -- | -- | -- | 0.9931 |
| 44002 | LaGrange Town | 2.3829 | -- | -- | 12.4231% | -- | -- | -- | 2.0869 |
| 44003 | Clay Township-West | 1.3212 | -- | -- | 12.4231% | -- | -- | -- | 1.1571 |
| 44004 | Clay Township-East | 1.1332 | -- | -- | 12.4231% | -- | -- | -- | 0.9924 |
| 44005 | Clearspring Township | 1.2885 | -- | -- | 12.4231% | -- | -- | -- | 1.1284 |
| 44006 | Topeka Town-Clearspring Township | 2.8151 | -- | -- | 12.4231% | -- | -- | -- | 2.4654 |
| 44007 | Eden Township | 1.2910 | -- | -- | 12.4231% | -- | -- | -- | 1.1306 |
| 44008 | Topeka Town-Eden Township | 2.8099 | -- | -- | 12.4231% | -- | -- | -- | 2.4608 |
| 44009 | Greenfield Township | 1.1080 | -- | -- | 12.4231% | -- | -- | -- | 0.9704 |
| 44010 | Johnson Township | 1.1064 | -- | -- | 12.4231% | -- | -- | -- | 0.9690 |
| 44011 | Wolcottville Town | 2.3313 | -- | -- | 12.4231% | -- | -- | -- | 2.0417 |
| 44012 | Lima Township | 1.1307 | -- | -- | 12.4231% | -- | -- | -- | 0.9902 |
| 44013 | Milford Township | 1.0447 | -- | -- | 12.4231% | -- | -- | -- | 0.9149 |
| 44014 | Newbury Township | 1.2561 | -- | -- | 12.4231% | -- | -- | -- | 1.1001 |
| 44015 | Shipshewana Town | 2.3637 | -- | -- | 12.4231% | -- | -- | -- | 2.0701 |
| 44016 | Springfield Township | 1.0675 | -- | -- | 12.4231% | -- | -- | -- | 0.9349 |
| 44017 | Van Buren Township | 1.2874 | -- | -- | 12.4231% | -- | -- | -- | 1.1275 |
| 44018 | LaGrange-Clay | 2.3686 | -- | -- | 12.4231% | -- | -- | -- | 2.0743 |
| 44019 | Twp Topeka-Eden Farm | 1.2599 | -- | -- | 12.4231% | -- | -- | -- | 1.1034 |

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

LaGrange County 2013 Circuit Breaker Cap Credits

| Taxing Unit Name | Circuit Breaker Credits by Property Type | | | | | Circuit Breaker as % of Levy | |
|---|--|---|------------------------------------|---------|---------|------------------------------|------|
| | (1%) Homesteads | (2%) Other Residential and Farmland | (3%) All Other Real/Personal | Elderly | Total | | |
| <i>Non-TIF Total</i> | 8,938 | 193,685 | 0 | 15,140 | 217,763 | 25,053,139 | 0.9% |
| <i>TIF Total</i> | 276 | 32,062 | 0 | 300 | 32,639 | 1,977,462 | 1.7% |
| <i>County Total</i> | 9,215 | 225,747 | 0 | 15,440 | 250,402 | 27,030,601 | 0.9% |
| LaGrange County | 1,200 | 27,777 | 0 | 3,673 | 32,649 | 6,620,326 | 0.5% |
| Bloomfield Township | 3 | 1,783 | 0 | 66 | 1,853 | 103,467 | 1.8% |
| Clay Township | 0 | 23 | 0 | 39 | 62 | 82,378 | 0.1% |
| Clearspring Township | 15 | 120 | 0 | 11 | 146 | 55,294 | 0.3% |
| Eden Township | 3 | 20 | 0 | 7 | 31 | 64,224 | 0.0% |
| Greenfield Township | 0 | 0 | 0 | 16 | 16 | 30,212 | 0.1% |
| Johnson Township | 1 | 68 | 0 | 66 | 135 | 118,928 | 0.1% |
| Lima Township | 0 | 0 | 0 | 89 | 89 | 74,636 | 0.1% |
| Milford Township | 0 | 0 | 0 | 54 | 54 | 64,346 | 0.1% |
| Newbury Township | 2 | 24 | 0 | 2 | 28 | 4,798 | 0.6% |
| Springfield Township | 0 | 0 | 0 | 17 | 17 | 22,457 | 0.1% |
| Van Buren Township | 0 | 0 | 0 | 20 | 20 | 45,262 | 0.0% |
| LaGrange Civil Town | 101 | 56,275 | 0 | 1,410 | 57,786 | 1,098,479 | 5.3% |
| Shipshewana Civil Town | 1,408 | 15,708 | 0 | 1,259 | 18,375 | 782,863 | 2.3% |
| Topeka Civil Town | 3,070 | 23,135 | 0 | 384 | 26,589 | 837,720 | 3.2% |
| Wolcottville Civil Town | 92 | 6,999 | 0 | 150 | 7,242 | 141,230 | 5.1% |
| Prairie Heights Community School Corp | 0 | 0 | 0 | 1,358 | 1,358 | 1,634,275 | 0.1% |
| Westview School Corp | 2,719 | 24,340 | 0 | 2,432 | 29,491 | 7,245,766 | 0.4% |
| Lakeland School Corp | 99 | 32,225 | 0 | 3,399 | 35,723 | 4,790,334 | 0.7% |
| LaGrange County Public Library | 183 | 4,225 | 0 | 559 | 4,966 | 1,006,950 | 0.5% |
| Northeast Indiana Solid Waste Mgmt Dist | 42 | 962 | 0 | 127 | 1,130 | 229,194 | 0.5% |
| LaGrange Town Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | 0 | |
| Shipshewana Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | 0 | |
| LaGrange County Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | 0 | |
| Topeka Redevelopment Comm | 0 | 0 | 0 | 0 | 0 | 0 | |
| TIF - Bloomfield 1999-2-29 | 0 | 0 | 0 | 0 | 0 | 24,716 | 0.0% |
| TIF - Bloomfield EDA 2 | 0 | 0 | 0 | 0 | 0 | 22,497 | 0.0% |
| TIF - LaGrange 1999-1-18 | 0 | 167 | 0 | 0 | 167 | 164,956 | 0.1% |
| TIF - LaGrange 1999-2-15 | 0 | 168 | 0 | 0 | 168 | 3,800 | 4.4% |
| TIF - Clay EDA 2 | 0 | 0 | 0 | 0 | 0 | 8,816 | 0.0% |
| TIF - Amended Top-Eden 2008 007 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TIF - Topeka Eden 1989-9-18-1 007 | 276 | 28,083 | 0 | 300 | 28,659 | 838,013 | 3.4% |
| TIF - Amended Top-Eden 2008 008 | 0 | 0 | 0 | 0 | 0 | 2,349 | 0.0% |
| TIF - Lima EDA 2 | 0 | 0 | 0 | 0 | 0 | 219,051 | 0.0% |
| TIF - Milford Township | 0 | 0 | 0 | 0 | 0 | 50,787 | 0.0% |
| TIF - Newbury Township | 0 | 0 | 0 | 0 | 0 | 69,760 | 0.0% |
| TIF - Shipshewana Town | 1 | 3,645 | 0 | 0 | 3,646 | 572,716 | 0.6% |
| TIF - Amended Top-Eden 2008 019 | 0 | 0 | 0 | 0 | 0 | 0 | |

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.